

PUBLIC HEARING--May 12, 1965

Appeal #8173 Consolata Society for Foreign Missions, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965:

ORDERED:

That the appeal to erect a religious dormitory housing in excess of fifteen (15) students at 1319 Otis Street, N.E., lots 26 and 27, square 3965, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property, which is located in the R-1-B District, has a frontage of 80 feet on Otis Street and a depth of 150 feet. The lot contains an area of 12,000 square feet.

(2) Appellant intends to erect a two-story masonry structure to be used as a House of Studies (religious dormitory) where residents students will be in excess of 15 (17 students requested).. These students will attend classes at Catholic University and will use the building for sleeping and homework.

(3) Appellant seeks relief from the Board for the following reason: Section 1202-Definitions of the Zoning Regulations state under the term "family" one or more persons related by blood, marriage, or adoption, or not more than six persons who are not so related, loving together as a single housekeeping unit, using certain rooms and housekeeping facilities in common, provided that the term "family" shall include a religious community having not more than fifteen members.

(4) In view of condition (3) above appellant must filed under paragraph 3101.412 of the Zoning Regulations which permits this Board to approved residences for clerical groups and religious denominations in excess of fifteen (15) persons.

(5) Appellant has provided off-street parking for five automobiles which meets the requirements of the Zoning Regulations.

(6) There was one person in opposition residing at 1328 Newton Street. There was no objection from either adjoining property owner or from anyone else in the neighborhood.

OPINION:

We are of the opinion, that due to the limited number of residents (17) being only two above the number which could use the property as a matter-of-right, that the use will not adversely affect the use of neighboring property. Further, appellant has provided required off-street parking.

In view of the above it is our further opinion that the granting of this exception will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely use of neighboring property.